GRANVILLE
Community
Homes



ASBESTOS MANAGEMENT POLICY

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Section 1 – Policy Statement

Granville is committed to ensuring that asbestos risks within its homes and buildings are identified, managed, and controlled so that residents, staff, contractors, managing partners, and visitors are protected from avoidable exposure.

An asbestos management survey, asbestos register, or equivalent landlord-provided record will be obtained for every property where its age, construction, or available information indicates that asbestos-containing materials may reasonably be present. Wherever practicable, this information will be obtained and reviewed before Granville enters into a lease or other property arrangement, enabling asbestos risks and responsibilities to be understood from the outset.

Where asbestos-containing materials are identified, their location, type, condition, and any required management actions will be appropriately recorded. Their condition will be monitored at suitable intervals and action taken where deterioration, damage, or planned works could increase the risk of exposure. Materials that are in good condition and unlikely to be disturbed may remain in place where this represents the safest and most appropriate method of management.

Relevant asbestos information must be available and reviewed before any maintenance, repair, refurbishment, or other work that could disturb the fabric of a building begins. This requirement applies whether works are arranged or undertaken by Granville, a managing partner, landlord, or contractor. Where the nature of proposed works requires further investigation, an appropriate refurbishment or demolition survey will be completed before work commences.

Where responsibility for asbestos information rests with a landlord, Granville will obtain and retain an up-to-date copy wherever applicable and seek updated information when required. No contractor should be instructed to undertake potentially intrusive works without suitable asbestos information being made available beforehand.

Section 2 – Policy Context

Purpose

This policy sets out how Granville identifies and manages asbestos risk across its portfolio, protecting residents, staff, and contractors from exposure, given many of Granville's leased properties may pre-date the ban on asbestos-containing materials.

Scope

Granville Community Homes ("Granville") is a registered provider whose stock is predominantly held on head-leases and let as supported/exempt accommodation. Day-to-day repairs and safety compliance activity for leased properties is typically split between the landlord (structural/major repairs, per the lease) and the managing partner or Granville (responsive repairs, certificate scheduling and reporting), so clear allocation

of responsibility in the lease and management agreement is essential to safety compliance. This policy applies to every property, with particular care where the age of leased stock increases the likelihood of asbestos-containing materials being present.

Definitions

Asbestos management survey: a survey to identify the location and condition of asbestos-containing materials likely to be disturbed during normal occupation and maintenance.

Legal & Regulatory Framework

This policy is drafted to give effect to, and should be read alongside, the following:

- Control of Asbestos Regulations 2012
- Regulator of Social Housing (RSH)'s Safety and Quality Standard

Section 3 – Roles & Responsibilities

Board of Directors: Receives the annual asbestos compliance summary; holds the CEO to account for asbestos management obligations across the portfolio.

CEO: Accountable for asbestos management compliance; escalates to the HSE if an asbestos-related incident poses a risk to residents or workers.

COO: Ensures an asbestos management survey and management plan are in place for every scheme where required; oversees the asbestos register; ensures duty-holder obligations are allocated clearly in management agreements.

Housing Manager: Maintains the asbestos register and management plan tracker; coordinates access for surveys; ensures that any maintenance work in schemes with known or presumed asbestos is not commenced without a check of the asbestos record.

Data & Audit Officer: Tracks asbestos survey currency and management plan review dates; alerts the Housing Manager to surveys or reviews due; records updates to the asbestos register.

Managing Partners: Brief their staff and contractors on the presence and location of asbestos before any maintenance or repair work is undertaken; report any suspected disturbance of asbestos-containing material to the Granville COO immediately.

Landlords (head lease): Commission asbestos surveys and maintain management plans where structural responsibility rests with the freeholder, as required by the head lease.

Role	Responsibility under this policy
Asset / Compliance Lead	Maintains the asbestos register across the portfolio and ensures no works are commissioned without the relevant survey being checked first.

Role	Responsibility under this policy
Contractors and managing partners	Check the asbestos record before commencing any works that could disturb fabric and report any suspected undocumented material immediately, stopping work until assessed.

Section 4 – Management Plan

Survey & Register

- Every relevant property has an asbestos management survey or landlord-equivalent record, obtained at lease acquisition or as soon as practicable for existing leases.
- The register records material location, condition, and next monitoring/re-inspection date.

Works Control

- No repair, refurbishment or void works proceed on a relevant property without the contractor first checking the asbestos record; any suspected material discovered unexpectedly stops work immediately pending assessment.

Monitoring, Reporting & Assurance

- Asbestos register coverage and re-inspection due dates are reported to the Board at least annually.
- Any incident involving suspected or actual disturbance is investigated and considered for regulatory self-referral.

Section 5 – Equal Opportunities

Granville Community Homes is committed to promoting equality, diversity and inclusion in all aspects of its work. We will provide equal opportunities in employment and service delivery and will not unlawfully discriminate against employees, residents, applicants, contractors or any other individual on the grounds of any protected characteristic under the Equality Act 2010.

Granville is committed to treating everyone fairly, with dignity and respect, and to making reasonable adjustments where required to support disabled employees, residents and others with additional needs.

This policy has been developed in accordance with the Equality Act 2010 and is intended to be applied consistently and fairly. An Equality Impact Assessment will be completed before the policy is submitted to the Board for approval.

Section 6 – Related Documents

The following laws, legislation, and standards have been considered in accordance with the composition of this policy:

- Regulatory Reform (Fire Safety) Order 2005
- Decent Homes Standard / Government Decent Homes Guidance.
- Control of Asbestos Regulations 2012
- Control of Substances Hazardous to Health Regulations 2002 (COSHH)
- Building Safety Act 2022
- Health & Safety Rating System (HHSRS)
- Housing Act 2004
- Equality Act 2010

Other documents relevant to this policy from Granville's Policy Suite include:

- Corporate Health & Safety Policy (HS02)
- Repairs & Maintenance Policy (HM02)
- Voids & Empty Homes Management Policy (HM06)
- Lease Acquisition & Appraisal Policy (PC03)

Section 7 – Revision History & Document Control

Version	Date	Author	Summary of Changes	Approved By
0.1	06/07/2026	Policy suite build project	Initial draft – not yet approved	Pending Board approval
0.2	01/08/2026	Policy suite build project	Company branding and improved policy structure – not yet approved	Pending Board approval